



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)**

PROPOSAL FOR CHANGE OF LAND USE FROM MIXED USE-3 (BAIA) TO MIXED USE-4 (BAIA) ZONE TO AN EXTENT OF 7716.48 SQ.MTS (AC.1.91 CTS) IN SY.NO.91/4P OF RAVADA VILLAGE, BHOGAPURAM MANDAL, VIZIANAGARAM DISTRICT APPLIED BY SRI PAWAN KUMAR HIRAWAT, REPRESENTATIVE OF M/S. GOVIND INTERNATIONAL - PROPOSAL SUBMITTED FOR APPROVAL - DRAFT VARIATION NOTIFICATION ISSUED - REG.

*[Memo.No.2191368/M2/2023, Municipal Administration & Urban Development (M) Department, 18<sup>th</sup> October, 2023]*

**APPENDIX**  
**NOTIFICATION**

The following draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 which is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with Section 15, sub-section (3), (4) & (5) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

Notice is hereby given that the draft will be taken into consideration after expiry of 15 days from the date of publication of the Notification in the AP Gazette and that any objections or suggestions which may be received from any person with respect thereto before the expiry of the said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Metropolitan Commissioner, VMRDA., Visakhapatnam / Special Chief Secretary to Government, Municipal Administration & Urban Development Department, A.P. Secretariat, Amaravathi, Guntur District, Andhra Pradesh.

### **DRAFT VARIATION**

The site falling in Sy.No.91/4p of Ravada Village, Bhogapuram Mandal, Vizianagaram District, admeasuring an area of Ac.2.00Cts (8093.71 Sq.mts). The boundaries which are given in the schedule below are earmarked for Mixed use-3(BAIA) in Sanctioned Master Plan for VMR vide G.O.Ms.No.136 MA&UD Dept., dt.08.11.2021 is now proposed to be designated for Mixed Use-4(BAIA) zone by variation change of land use, which was shown in the Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The applicant shall hand over the road widening area to the local body at free of cost through registered gift deed.
3. The applicant shall pay the development / conversion charges etc., as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
4. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

### **SCHEDULE OF BOUNDARIES**

North :	Dry land belongs to Dantuluri Deva Varma.
East :	Balance land in Sy.No.91/4 belongs to Principals i.e., Sri Dantuluri Suryanarayana Raju & 3 Others.
South :	Existing 12m wide BT road (Proposed to be widened to 24m).
West :	Dry land belongs to Nadipalli Subba Raju & Others.

Y. SRILAKSHMI  
SPECIAL CHIEF SECRETARY TO GOVERNMENT